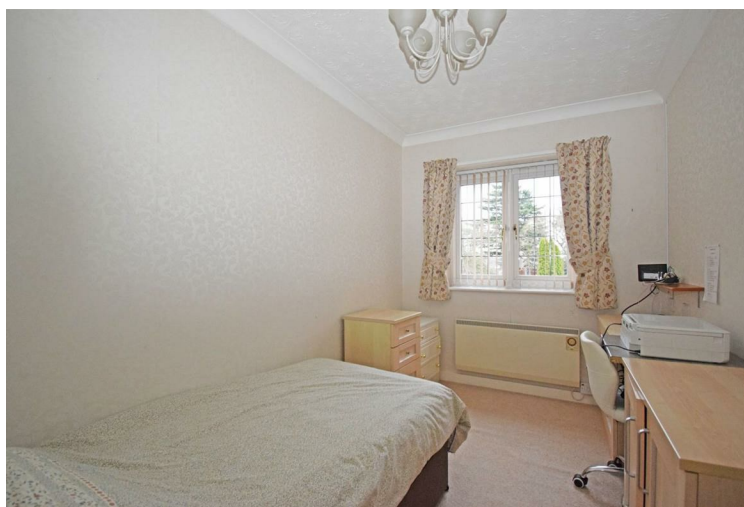


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



15 Westminster Court, 3 College Road, Bromsgrove, B60 2NE

This well presented second floor apartment for over 55's stands in delightfully landscaped grounds within walking distance of the town centre, having a refitted kitchen, refitted shower room and refitted cloakroom.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £210,000 'No Upward Chain & Vacant Possession'
ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

www.allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- **Second Floor Retirement Apartment**
- **Over 55's**
- **Two bedrooms**
- **Refitted shower room**
- **Living room**
- **Refitted cloakroom**
- **PVC double glazing**
- **Storage heating**
- **Covered parking space**
- **Communal gardens**

BEDROOM TWO 11'8" x 7'2" (3.56m x 2.18m)

Having a double glazed window overlooking the gardens to the front, electric radiator, telephone point, ceiling coving and a ceiling light point.

OUTSIDE

PARKING

The property benefits from an allocated and covered parking space in the courtyard to the front. Further visitor spaces are available on a first come, first served basis.

GROUNDS

The property stands in landscaped grounds, with a large ornamental pond, that are maintained by the management company.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is LEASEHOLD for 99 years from 1994 at an annual ground rent of £200.00, with the landlord/freehold being Retirement Care (BH) Ltd. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

MANAGEMENT COMPANY & SERVICE CHARGE

The property is managed by Estates & Management Ltd. We are informed by the vendor that the service charge is currently approximately £4,000 per annum and that it covers: maintenance of the gardens; cleaning and heating of the communal areas; lift servicing; exterior window cleaning; maintenance and care of the exterior of the building; buildings insurance; and alarm system. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

PETS

We are informed by the vendor are allowed if permission is granted by the landlord.

AGE RESTRICTION

We are informed that one of the occupants of the apartment needs to be over the age of 55 years.

COUNCIL TAX BAND: E

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take New Road and turn second left into College Road, where the property will be found on the left.

AMP: /D1

The property more particularly comprises:

A double glazed communal entrance porch with an automatic fob controlled entrance door opening to the COMMUNAL LOUNGE AREA, from which a door opens to the GUEST SUITE (which can be rented on a nightly basis) and opens to an INNER HALL, from which there is a passenger lift to all floors and a fire door opens to the stairs to all floors. From the SECOND FLOOR LANDING a front door opens to the apartment:

RECEPTION HALL

Having a fitted cupboard with display shelving over, ceiling coving, an opening to the inner hall, two inset ceiling spotlights and a BUILT-IN STORE CUPBOARD with fitted shelving, light and power points.

INNER HALL

Having a storage heater, doors to living room, kitchen, both bedrooms and shower room, access hatch to loft, alarm call and door entry intercom, ceiling coving, two ceiling light points and a door to:

REFITTED CLOAKROOM

Having a white low flush w/c and a wash hand basin that is set in a vanity unit with a mirror over, extractor fan, ceiling coving and a ceiling light point.

LIVING ROOM 14'7" x 11'5" (4.45m x 3.48m)

Having a feature fireplace with an electric fire, double glazed window overlooking the gardens to the front, two storage heaters, TV aerial point, telephone point, ceiling coving and two ceiling light points.

REFITTED KITCHEN 9'9" x 7'10" (2.97m x 2.39m)

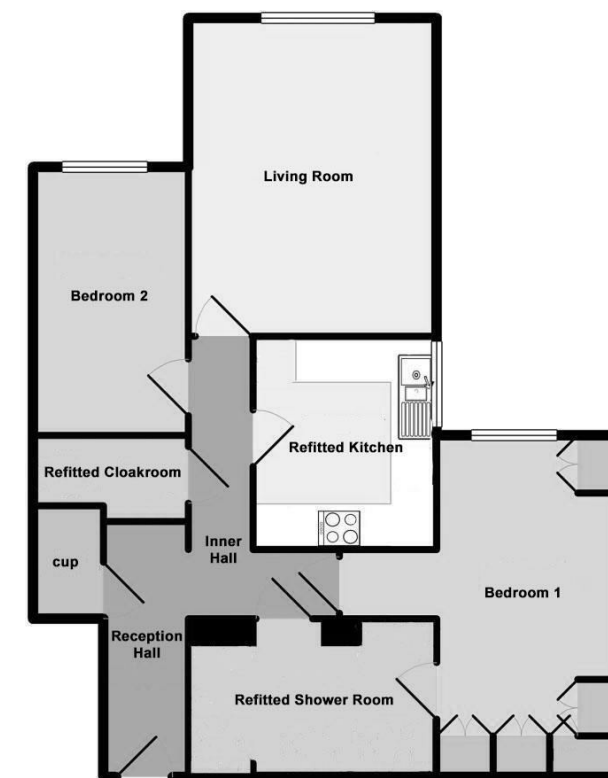
(Measurements include units) having a range of base and wall units with worktop surfaces, glass display shelving with two inset spotlights, single bowl/single drainer sink with a vegetable preparation bowl, integrated slimline dishwasher, recess for fridge freezer, and a recess with a fitted electric cooker with a cookerhood over. Part tiled walls, double glazed window to side, wall mounted fan heater, TV aerial point, fold-down seat, extractor fan and six inset ceiling spotlights.

BEDROOM ONE 15'6" x 9'0" (4.72m x 2.74m)

(Measurements include units) having fitted units comprising: a five door wardrobe; a chest of drawers; a double wardrobe and a bedside drawer unit to both sides of the bedspace with cupboards over. Double glazed window to front, programable electric radiator, ceiling coving, two ceiling light points and a connecting door to:

REFITTED SHOWER ROOM 11'3" x 7'3" (3.43m x 2.21m)

(Measurements include suite) having a white suite comprising: a low flush w/c and wash hand basin set in a vanity unit with a mirror over; and a large shower cubicle with fitted handrails. A recess with plumbing for a washing machine and a built-in cupboard, recess with fitted double cupboard and drawers, chrome electric towel rail radiator, connecting door to the inner hall, extractor fan, ceiling coving and five inset ceiling spotlights.



Second Floor Retirement Apartment

Not to scale.
For general guidance purposes only and not to be taken as a statement of fact.